

Planning Commission Report



MEETING DATE: November 13, 2002 ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

McDowell Mountain Ranch Park & Aquatic Center

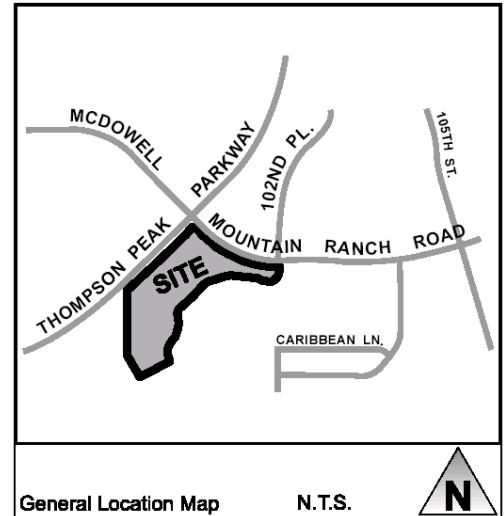
REQUEST

Request to approve a revised Municipal Use Master Site Plan for 40+/- acres located at the southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road

20-UP-1994#2

Key Items for Consideration:

- The Park Municipal Use Master Site Plan was originally approved in 1994.
- Two alternative site plans are proposed. Both options move activity centers away from existing residences.
- Option A will provide about $\frac{3}{4}$ of the site in natural area open space and $\frac{1}{4}$ of the site with a play ground, optional skate facility, rest rooms, and parking; this option eliminates most of the original elements.
- Option B will provide about $\frac{1}{3}$ of the site in natural area open space and $\frac{2}{3}$ of the site with a playground, skate facility, restrooms, parking, and an aquatic/fitness center; this option re-arranges the original site plan elements.
- Community response is mixed.
- Parks and Recreation Commission recommended to the City Council Option B



Related Policies, References:

Intergovernmental Agreement, Zoning History, General Plan

OWNER

City of Scottsdale

APPLICANT CONTACT

Brad Wisler, Project Manager
Capital Project Management, Municipal Services
City of Scottsdale
480-312-7626

LOCATION

The southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road

BACKGROUND

Parks and Recreation Commission.

At the November 6, 2002 Parks and Recreation Commission hearing, the Parks and Recreation Commission recommended to the City Council approval of Option B. The Commission also encouraged continued community involvement in the discussions regarding the looped road along Thompson Peak Parkway. In their discussion to recommend approval, the Parks

Commission felt that the 40 to 50% open space created by the proposed plan, the 1,100 foot buffer to the residences, and the scaled back size of the facilities were acceptable.

Year 2000 General Obligation Bonds.

In September 2000, the voters of Scottsdale approved bonding funds for recreational facilities. Funding of \$10.4 million is available for this facility.

Development Activity.

The Desert Canyon Elementary and Middle Schools, softball fields/soccer fields, and parking were completed and middle school opened in August 1996. The lighting for soccer fields were constructed in 1998 and then the restroom/concession building, play fields, additional lighting, and parking for the park were constructed in 1999.

1995 Intergovernmental Agreement.

In 1995 an Intergovernmental Agreement was executed between the City of Scottsdale and the Scottsdale Unified School District to jointly develop a 75-acre site, including this subject park site. The School District is obligated and has completed its obligation to construct phase 1 and 2 improvements including interior access roads, the school and playground, parking for the school, first phase of library, and multi-use ball fields.

The City's obligation includes the restroom concession building in phase 1 and the aquatic center/park, trailhead/trail system, and phase 2 of the library. The City is obligated to construct its elements of phase 1 while the City's phase 2 elements are optional. The Intergovernmental Agreement states, "It is the intent of both parties to construct the optional facilities as depicted". In the event that the City does not implement the phase 2 optional improvements, the City must consult with the school district. Those elements already constructed by the City include the trailhead parking and associated trail system (phase 2), as well as the restroom concession building (phase 1). The remaining City obligations include phase 2 of the library and the aquatic center/park.

1994 Approved Municipal Use Master Site Plan and Design Review

Case 20-UP-1994 was approved by the City Council on October 10, 1994. Also, in 1994 the Development Review Board approved 77-DR-1994 for the same site, including site plan and elevations. Case 20-UP-1994#2 applies to the west portion of the site only.

The overall phased project proposed construction of the first phase with the elementary and middle schools, Phase 1 of the Arabian library with Citizens Service Center, 3 lighted soccer fields, and 2 lighted baseball fields, parking, and restroom concession building. Subsequent phased development included the aquatic center, additional library space, fitness center, soccer fields and picnic areas.

In the 1994 Design Review, the location of the aquatic center was at the northwest corner of the site and the fitness center was to be attached to the Middle School gymnasium. The specific elevation, floor plan, and pool plans were not identified for the aquatic center because those specifics were to occur in a later phase. (See Attachment #10)

Zoning.

Whenever a zoning district allows a municipal use such as this park use, and if the parcel size is greater than one acre, a Municipal Use Master Site Plan approval is required prior to Development Review Board approval.

The site is zoned Open Space District Environmentally Sensitive Lands (OS ESL). The OS zoning district allows for recreational uses including municipal uses. The ESL zoning district is an overlay district that is structured to protect environmentally sensitive lands and preserve natural areas.

The original zoning for the McDowell Mountain Ranch development in 1992 designated this general area as a municipal park. The development plan for McDowell Mountain Ranch anticipated 4,475 residential units including single family residences, town homes, and multi-family communities which would use this park and the park was intended to be available for the remainder of the community as well.

General Plan.

The General Plan *Land Use Element* designates the north portion of the site for Cultural/Institutional or Public Use that could include a variety of public and private facilities. The south portion of the property is designated Developed Open Space (Parks). This category includes public or private recreation areas such as golf courses and city parks. An example of an area with Developed Open Space designation is the Indian Bend Wash.

The *Open Space and Recreation Element* recommends dispersion of recreational facilities throughout the City. Projected population bases are used to determine future park needs and locations. This park and its amenities were planned when the land uses were planned for the area.

The McDowell Mountain Ranch Park is identified in the General Plan as a Community Park. The following describes characteristics of a Community Park according to the General Plan:

- “Purpose: Centralize a full range of recreational activities for major portions of the city with the capacity of accommodating large group reservations. Community parks generally feature a community center building designed to meet multi-generational recreation needs, and lighted recreational amenities and lighted sports fields.
- Park Size: 20-80 acres
- Area Served: Several neighborhoods or total city-planning unit.
- Location: Preferably central to a group of neighborhoods, where possible adjacent to a Middle School or High School. Park should be within reasonable driving time of all households in the service area.
- Access: Principally auto and bike. Should have direct access from a collector street (or larger) and not through a residential area.
- Examples: Chaparral Park, Eldorado Park.”

The Goals and Approaches for Open Space and Recreation are supported by several policies including:

1. “Seek opportunities to develop new parks and recreational facilities to meet the growing needs of residents and visitors of Scottsdale.” And

2. “Locate community parks where they are accessible from relatively long distances. Community parks concentrate a broad range of recreational activities for major portions of the city. Some community parks also include human service facilities.”

Parks Master Plan, Vision 2010.

This community park site is also consistent with the *Parks Master Plan, Vision 2010*. This document plans for all park facilities (types of parks as neighborhood parks or community parks) and amenities through the year 2010. This specific facility was identified in the early 1990’s as a needed community level park. Although a skate park amenity was not envisioned at the time this plan was adopted, a swimming pool in this planning unit was identified.

This site is located in *Planning Unit C* that has population characteristics with equestrian users, senior population, and young families. Unit C is planned with a variety of specialized amenities. Gray Hawk has a boys and girls club; the Via Linda and Shea area has a senior center; the southeast area has an equestrian park; and the central area has a park with ball fields.

Planning Unit C has 19% of its population made up of children less than 18 years of age. Because of the accessibility of the site, the large number of families, and location of existing facilities, this site was selected for an aquatic center. Generally the population east of Hayden and north of Shea goes to Cactus Park for swimming programs and some of those people also go south to the other swim facilities because Cactus Pool is operating at capacity.

Context.

This site is located in the McDowell Mountain Ranch master planned community.

	General Plan Recommendation	Existing Zoning	Existing Land Use
Subject Site	Developed Open Space (Parks) and Cultural/ Institutional or Public Use	OS ESL	Unimproved
North	Suburban Neighborhoods	Townhouse residential district (R-4 ESL)	Single Family Residential
East	Developed Open Space (Parks) and Cultural/Institutional or Public Use	OS ESL	School campus, Library/Citizen Service Center, Baseball and Softball fields
South	Developed Open Space (Parks)	OS ESL	Parking, Ball fields, Golf Course
West	Developed Open Space (Parks), Commercial	Planned Convenience Center (PCoC) ESL, OS ESL, and Single-family residential district – 35,000 square feet per lot (R1-35 ESL)	Gasoline sales with grocery convenience store, and unimproved land

**APPLICANT'S
PROPOSAL****Goal/Purpose/Design of Request.**

Two Master Site Plan Options are proposed to replace the existing approved Master Site Plan on a portion of the McDowell Mountain Park/School site.

The surrounding land was not developed at the time of the Municipal Use Master Site Plan approval. Now most of the surrounding area is developed with neighborhoods. The residents of those neighborhoods were approached by the City for input regarding the Municipal Use Master Site Plan and their desires for public amenities to serve the needs of the community. ***This proposal seeks to formalize the outcome of that community input.*** (See Attachment #8 for Community Input) ***This proposal does not change the Arabian Library phase 2 development concept nor does this proposal seek to establish a full design of the facility such as a landscape palette or color scheme, nor does it establish the architectural style of the building. Those elements will be reviewed by the Development Review Board.***

The overarching goal is to provide a place where families and individuals of all ages can come and recreate in a clean, safe and fun environment. Pedestrian access is proposed throughout the site and connects to existing and planned trails and paths in both options. (See Attachment #11 and #12):

Option A:

- Shift amenities south, approximately 1,100 feet from residences.
- Eliminate lighted tennis and volleyball courts.
- Delete the aquatic facility and fitness center.
- Approximately $\frac{3}{4}$ of the site is maintained as natural open space.
- The south $\frac{1}{4}$ of the site will include neighborhood park specifications (sized for a lower scale of park, not scaled as a community sized park) with open recreation, skate facility, playground, restroom building, and parking.
- Parking is added adjacent to existing parking and drive areas in the north part of the site.

Option B

- Shift amenities south, pool and skate amenities approximately 1,100 feet from residences.
- Eliminate lighted tennis and volleyball courts.
- Relocate aquatic facility and fitness center to south part of site.
- Add a new entrance on Thompson Peak Parkway where none was provided in the previous plan.
- Add a new access with a future loop road beneath Thompson Peak Parkway that would connect to southbound lanes of Thompson Peak Parkway.
- Provide traffic signal at the intersection of McDowell Mountain Ranch Road and 102nd Street.
- Add new parking adjacent to existing parking and drive areas in the north part of the site.
- Provide parking for the aquatics center and fitness facility.

Several alternative sites were evaluated as potential replacement sites for the community park. At this time no formal hearings or decisions have been made regarding those alternatives.

Key Issues.

- This proposal would implement the General Plan's Open Space and Recreation Element for this Community Park that encourages park amenities throughout the City.
- The census tract, which includes the McDowell Mountain Ranch area, has the highest youth population of any area of the City and the proposed Option B facilities would meet their needs.
- Option B would provide equitable access to aquatics / fitness facilities.
- Option A would result in a park with fewer recreational choices and require consideration of an alternative location for an aquatics and fitness facility.
- Both Options move activity areas away from residences.
- The peak use times of the park and the school are opposite and therefore there would be limited traffic conflicts.
- This amends an already approved Municipal Use Master Site Plan.

Community Impact.

Population characteristics: The concentration of youth in McDowell Mountain Ranch environs is the greatest of any section of the City. While there are private recreational facilities within the McDowell Mountain Ranch community, no public pool and fitness facilities are located nearby.

Impact of potential improvements: The site design of both options sets the facility farther from residences. Option B proposes changes to traffic patterns to/from the site. Option A minimizes the overall improvements on the site and results in less site disturbance.

A noise impact analysis was conducted which indicates that 24db would be experienced at the closest residence that compares to very low noise impact typical of a quiet residential neighborhood or much like leaves rustling, see Attachment #9.

The park currently has outdoor activity areas. The adjacent playfields with 80-foot high field lights are outdoor activities. A complete lighting plan and analysis will be required at the time of development review. Any lighting proposed will need to meet current design guidelines. The addition of outdoor activities and lighting will not be uncharacteristic of this area because these characteristics already exist.

The open space proposed in both options between the existing residences and the outdoor activity areas will increase the distance and help to diminish impacts from noise or lighting onto the residences.

Option A

This option would require that residents in this part of the City travel to other locations for aquatics, fitness, tennis, and volley ball recreational activities. As a result a greater burden of traffic and use of facilities would result in other neighborhoods. The nearest City pool and fitness facility is located at the Cactus Pool and Fitness Center on the northeast corner of Scottsdale Road and Cactus Road. Furthermore, there are only 2 other City pools and these are at Chaparral Park and at Eldorado Park. Private recreational facilities are available throughout the City and would also be available for those who prefer private recreation. Option A would reduce the amount of traffic on the adjacent streets and increases the undisturbed land area in this park.

Option B

This option would provide a pool facility in this area of the City, resulting in a greater distribution of resources throughout the community. In addition, the previous planning activities including General Plan efforts, zoning, Municipal Use Master Site Plan activity, intergovernmental agreement, and bond obligations would be implemented. A new road and access driveway system would be added to the park to help alleviate traffic in this area. The peak annual use for an aquatic facility is during the summer. Attendance drops off during the school year. Of the City pools, one pool south of Shea Boulevard and one pool north of Shea Boulevard is kept open year round in order to accommodate school and competitive swimming through the school and city cooperative agreements.

IMPACT ANALYSIS

Traffic.

Development of the site under Option A, expansion of the Arabian Library and a minor expansion of the existing park facilities, would result in an estimated additional 678 daily trips. There would be an estimated additional 32 trips during the a.m. peak hour, 76 trips during the pre-peak hour (the afternoon period that coincides with the adjacent schools dismissal times) and 62 trips during the p.m. peak hour.

Development of the site under Option B, expansion of the Arabian Library and the development of a more intense community park (with proposed amenities such as an aquatic center, a fitness center, a skate park, playground, and open recreation areas), would result in an estimated additional 3,388 daily trips. There would be an estimated additional 103 trips during the a.m. peak hour, 403 trips during the pre-peak hour, and 588 trips during the p.m. peak hour.

Site access will be improved with the development of either scenario. The City of Scottsdale is planning to construct a traffic signal at the main entrance into the schools, 102nd Street and McDowell Mountain Ranch Road. Other improvements associated with both Option A and Option B are the following:

- The school driveway would be widened with the construction of the signal to provide an exclusive left-turn lane.
- A second northbound right-turn bay will be added to the intersection of MMR Road and Thompson Peak Parkway.
- The westbound dual left-turn bay will be extended at the intersection of MMR Road and Thompson Peak Parkway.

With the development of Option B additional site access will be provided:

- A right-in, right-out driveway would be constructed on MMR Road between Thompson Peak Parkway and 102nd Street.
- An additional driveway would be constructed on Thompson Peak Parkway south of MMR Road that allows the right-in, right-out, and left-in turning movements. Southbound access onto Thompson Peak Parkway would be provided by either a full median opening or by constructing a loop drive under the existing bridge.

The roadway system in this area with the mitigation that is proposed will be able to handle the traffic generated by the project under either Option A or Option B with less delay than is experienced today, especially at the locations of highest congestion.

Development information.

- *Existing Use:* Unimproved
- *Development Description:* Two park options are proposed.
- *Parcel Size:* 40 acres

Water/Sewer.

Water lines exist in the adjacent street right-of-ways and in the existing fire lane to serve this site. Some improvements will be required for the on-site development including water meter(s) and any associated on-site water lines.

A sewer line exists in McDowell Mountain Ranch Road and across the ball fields to the east. The sewer lines will need to be extended to any new buildings or facilities constructed with this property.

Police/Fire.

This site is located within Police Service District Three, with police service from 20363 N. Pima.

The police staff has advised that the safety and welfare issues surrounding policing for parks facilities generally are found to be minor incidents such as theft and burglary of automobiles. Typical ordinance violations are related to park rules such as riding bicycles on the skate park. The neighbors have expressed some concerns about gang activity, however the police department does not have any intelligence which would lead to a conclusion that gangs would be an issue at the park.

Design of parks can help to prevent crime and the police department evaluates the park design for police access and observation of various parts of the parkland.

Schools District comments/review.

At the April 25, 2002 City Council and Scottsdale Unified School District Subcommittee meeting, a presentation was provided for this project. After that, the application was formally submitted and the Scottsdale Unified School District has been notified of this application. This proposal does not propose any new residential units and therefore there will not be any new students for the school district. Through a Master Intergovernmental Agreement for reciprocal park/school use and the park would be available for school use.

In correspondence from the Scottsdale Unified school District dated November 4, 2002, the school district is supportive of the park, playground, fitness center, skate park, and / or aquatics center. The school district indicates that the aquatics center “would help fill a very real need for high school swim team activities.”

The School district also stated concerns regarding existing traffic and supports the traffic improvements proposed in this site plan proposal.

Open space, scenic corridors.

The character of open spaces in the McDowell Mountain Ranch Character Area follows linear corridors leading up to the mountains, and range from intimate to very broad in dimension.

Thompson Peak Parkway is identified on Scottsdale's Scenic Corridors map to be improved with buffered setbacks. The intention of Scenic Corridors is to develop with linear open space parallel to a thoroughfare that provide a sense of openness for the community by preserving the natural setting, providing views of mountains, and links to vista corridors along major washes and to buffer the adjacent land uses from traffic.

Community involvement.

Public comments on the conceptual development plan started in 2001 with meetings in the community on November 1, 2001; December 13, 2001; January 31, 2002; October 10, 2002. There were meetings with homeowners, the school district, McDowell Mountain Ranch individuals and groups. Site tours have been conducted as well. In addition, the Park Planning Commission met in a work-study session on October 23, 2002 and a regular Park Planning Commission meeting was held on November 6, 2002.

There have been many comments some neighbors support the full aquatics fitness center and skate park while others do not. Traffic, noise, vandalism, illegal activities, gang concerns, and safety were concerns.

There were a variety of sketches and designs developed through Community involvement. The original site master plan was the starting point for the design process. The site planning incorporated community view sheds, amenity locations in proximity to nearby residences, vegetation retention, and relationship to the verde canal. A design charrette was held with members of the community. Along with the charrette the community was asked to rank which types of facilities they would like to see in this park. The aquatic and fitness center was ranked number one, with open recreation and natural open space following close behind. In the resulting design, some of the originally proposed amenities needed to be deleted in order to provide more open space on the site. Regarding circulation, the community desired alternative access into the site and improvements to the adjacent streets to facilitate better traffic flow.

**OPTIONS AND STAFF
RECOMMENDATION**

Description of Option A:

The Planning Commission could choose to recommend approval of the request for either Option A or B, subject to stipulations.

Description of Option B:

The Planning Commission could choose to continue the case to obtain more information or citizen input.

Description of Option C:

The Planning Commission could choose to recommend denial of the request, finding the original site plan is the most acceptable for this site.

Recommended Approach:

Because of the existing policies in place, staff recommends approval of Option B, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S) Kira Wauwie AICP
Project Coordination Manager
480-312-7061
E-mail: kwauwie@ci.scottsdale.az.us

APPROVED BY

Kira Wauwie AICP
Report Author

Randy Grant
Chief Planning Officer

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
8. Citizen Involvement
- 8A. Support
- 8B. Opposition
9. Noise Impact Analysis
10. Original Approved Master Plan
11. Conceptual Master Plan Option A
12. Conceptual Master Plan Option B

PROJECT NARRATIVE

An Intergovernmental Agreement was signed on June 6, 1995 between the City of Scottsdale and the Scottsdale Unified School District to jointly develop the 75-acre site located at Thompson Peak Parkway and McDowell Mountain Ranch Road. The agreement outlines site ownership and improvement responsibilities for each party. Development of the site is being implemented in a two-phase process. In the first phase, the District developed its 35-acre parcel by constructing the McDowell Mountain Ranch Elementary and Middle Schools. The second phase will complete the City's 40-acre parcel, which can now proceed with \$10.4 million in voter-approved 2000 general obligation bonds.

The site currently includes an elementary and middle school, Phase I of Arabian Library, which also houses a City Citizens' Service Center, 3 lighted soccer fields and 2 lighted baseball fields, a restroom concession building, parking and walkways. A trailhead is also complete on the site and links to the public trail that goes through the McDowell Mountain Ranch community.

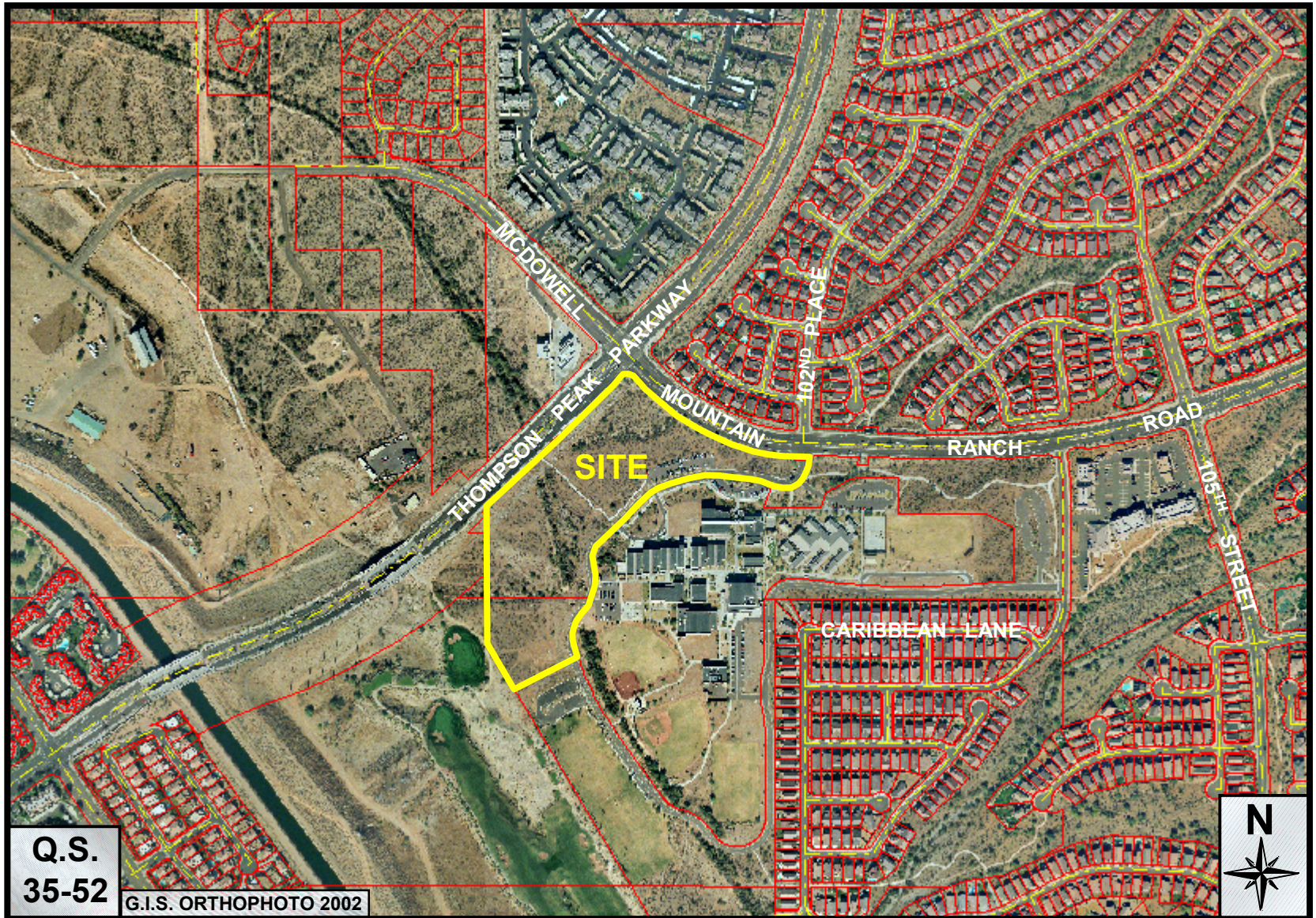
The approved master plan final phase includes a family aquatic center, skatepark, and fitness center attached to the existing gymnasium at the Middle School. In addition, lighted tennis courts, lighted sand volleyball courts, picnic area, open activity area, and playground is also shown.

Many current residents of the master planned community of McDowell Mountain Ranch were not here in 1995 when this parks master plan was approved. Therefore a decision was made to seek public input on how the master plan might be revised to better serve the needs of the residents living there today. As a result of four well-attended neighborhood meetings beginning in November 2001, input resulted in the following:

- Shifting amenities to the south away from residences.
- Removing lighted tennis and volleyball courts from the plan.
- Removing the fitness center from the middle of the Middle School campus and locating it with the Aquatic facility.
- Adding another entrance off of Thompson Peak Parkway.
Adding a loop road underneath Thompson Peak Parkway Bridge to and from Thompson Peak Parkway.
Placing a traffic signal at 102nd Street and McDowell Mountain Ranch Road.

20-UP-1994#4

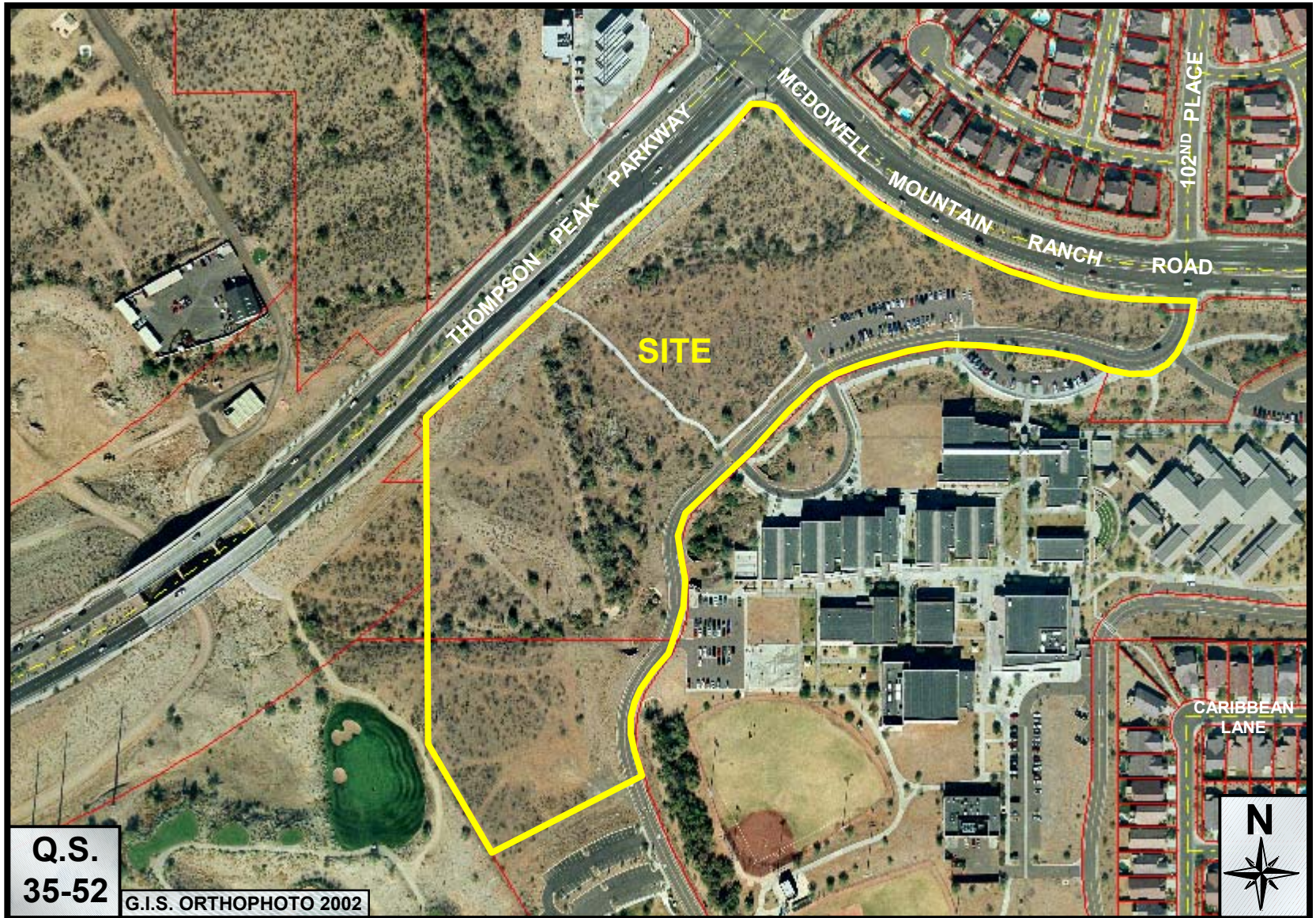
ATTACHMENT #1



McDowell Mountain Ranch Park & Aquatic Center

20-UP-1994#2

ATTACHMENT #2

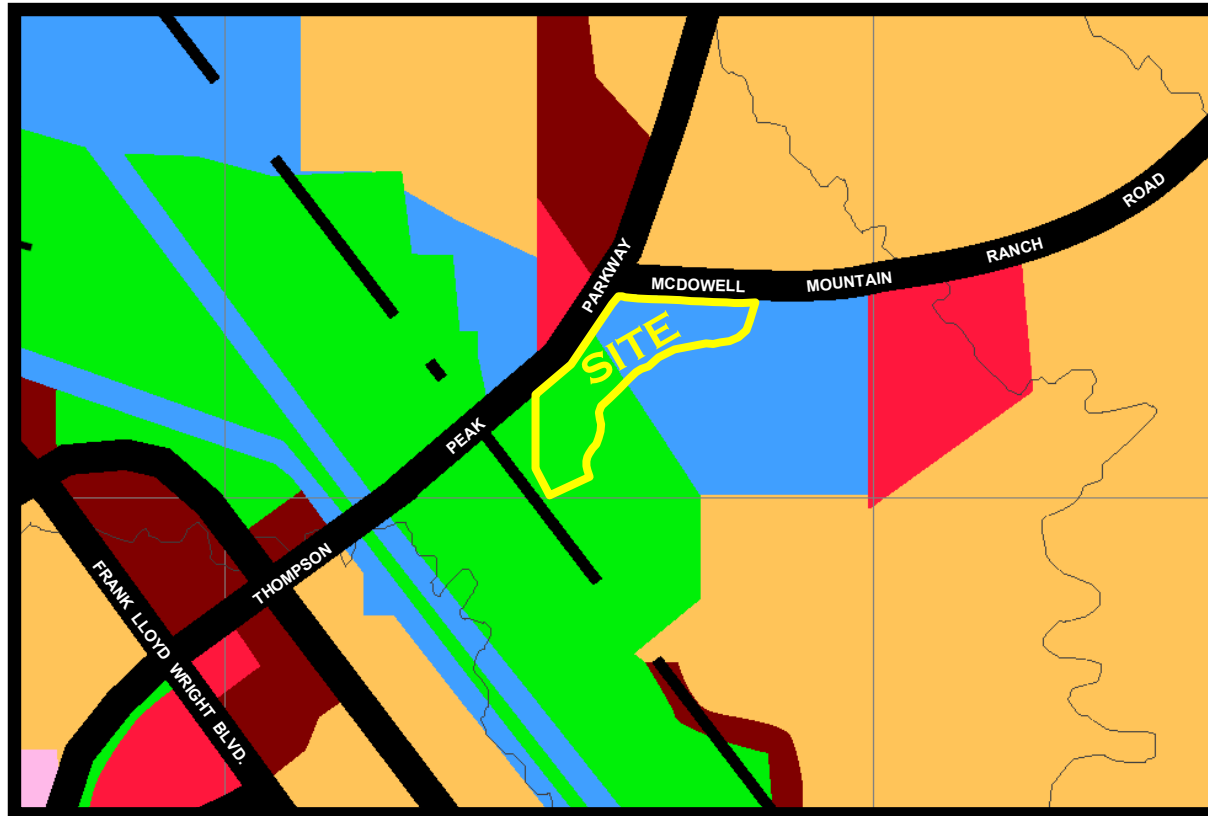























McDowell Mountain Ranch Park & Aquatic Center

20-UP-1994#2

ATTACHMENT #2A

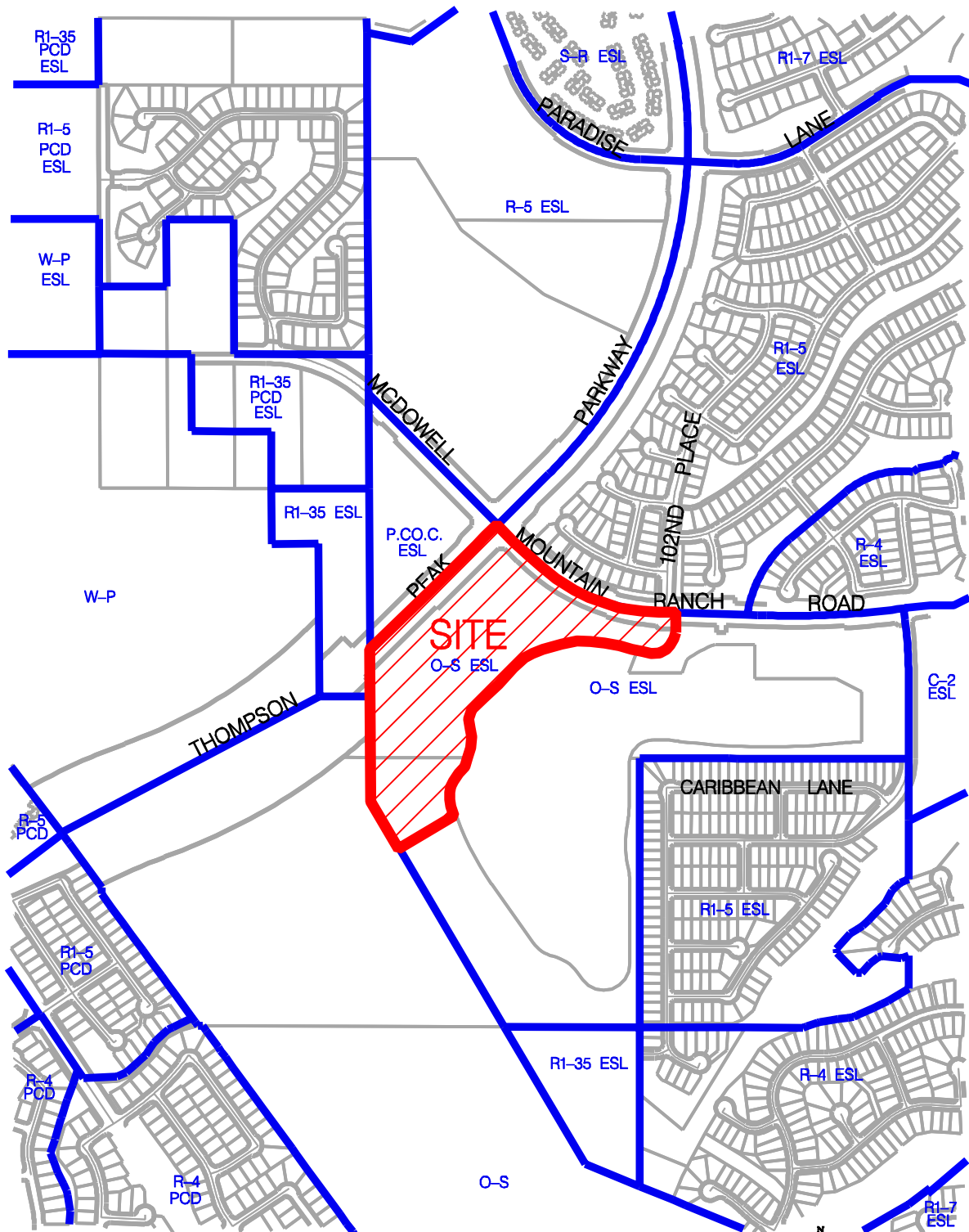
GENERAL PLAN



- | | | | |
|---|---|---|--|
|  | Rural Neighborhoods |  | Commercial |
|  | Suburban Neighborhoods |  | Office |
|  | Urban Neighborhoods |  | Employment |
|  | Mixed-Use Neighborhoods |  | Natural Open Space |
|  | Resorts/Tourism |  | Developed Open Space (Parks) |
|  | Shea Corridor |  | Developed Open Space (Golf Courses) |
|  | Mayo Support District |  | Cultural/Institutional or Public Use |
|  | Regional Use District |  | State Trust Lands under State Land Commissioner's Order #078-2001/2002 |
|  | McDowell Sonoran Preserve (as of 4/2002) | | |
|  | Recommended Study Boundary of the McDowell Sonoran Preserve | | |
|  | City Boundary |   | Location not yet determined |



20-UP-1994#2
ATTACHMENT #3



20-UP-1994#2

ATTACHMENT #4



STIPULATIONS FOR CASE 20-UP-1994#2

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform to the site plan approved by the City Council. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. PEDESTRIAN ACCESS. With the Development Review Board submittal, the developer shall submit a pedestrian circulation plan that shows how the park site connects with the school site to the east and the existing neighborhood trail system.
3. LIGHTING. With the Development Review Board submittal, the developer shall provide details, notes, and fixture and lamp cutsheets of all proposed exterior lighting, as well as a pre-curfew and post-curfew photometric analysis for the site, to the satisfaction of Current Planning staff. All lighting shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.
4. PARKING. With the Development Review Board submittal, the developer shall provide a master parking study that clearly shows the required and provided amounts are being provided in accordance with the Scottsdale Zoning Ordinance.

ENVIRONMENTAL DESIGN

1. NATURAL AREA OPEN SPACE (NAOS)-IDENTIFICATION. With the Development Review Board submittal, the developer shall submit a plan for the site identifying the required NAOS and a table identifying, as to each lot and tract, the required amount of NAOS, the percentage of slope, and the type of land form. (lower desert)
2. NATURAL AREA OPEN SPACE-DEDICATION, CONVEYANCE AND MAINTENANCE. With the Development Review Board submittal, the developer shall submit documents, to the satisfaction of city staff, showing that all required NAOS shall be dedicated or conveyed in conformance with the Scottsdale Revised Code and permanently maintained as NAOS.
3. NATURAL AREA OPEN SPACE-STAKING. Before issuance of any building permit for the site, the developer shall survey all NAOS boundaries and stake all boundaries between NAOS areas and development, in conformance with the approved grading plan. Such surveying and staking shall be subject to inspection and approval prior to construction in each development phase.
4. NATURAL AREA OPEN SPACE-PROTECTION DURING CONSTRUCTION. Before any construction on a lot, the developer shall protect the NAOS on and adjacent to the lot to the satisfaction of city staff, so that access to the construction is within the construction envelope or designated driveway.
5. NATURAL AREA OPEN SPACE-ADJACENT FENCES. All fences located adjacent to NAOS shall be constructed as view fences with three (3) feet or less of solid, opaque wall above the natural grade.
6. NATURAL AREA OPEN SPACE-REVEGETATION. Before final site inspection, the developer shall revegetate NAOS in conformance with the Scottsdale Zoning Ordinance, to the satisfaction of city staff.
7. HEIGHT OF NON-INDIGENOUS PLANT MATERIAL. Non-indigenous plant material which has

the potential to reach a mature height greater than 20 feet shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.

8. NON-PROTECTED NATIVE PLANTS. Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.

CIRCULATION

1. CIRCULATION AND ACCESS PLAN. With the Development Review Board submittal, the developer shall submit a Circulation and Access Plan for the proposed park site, which shall be subject to approval by the City's Transportation Department. This plan shall indicate the location and design of all proposed site driveways, loop roads, internal vehicular drives, parking lots, median breaks, and auxiliary lanes, if any.
2. LOOP ROAD. If approved in the Circulation and Access Plan, the developer shall dedicate the necessary right-of-way, as determined by City staff, and construct a loop road from the proposed park site, underneath Thompson Peak Parkway, and connect to the north side of Thompson Peak Parkway.
3. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. Thompson Peak Parkway - There shall be a maximum of two site driveways from Thompson Peak Parkway. This includes a maximum of one on the north side and a maximum of one on the south side of Thompson Peak Parkway. There shall be a minimum of 660 feet between the driveways and the intersection of Thompson Peak Parkway and McDowell Mountain Ranch Road. The location of all site driveways, and the turning movements for each driveway, are subject to approval by the City's Transportation Department with the review of the Circulation and Access Plan.
 - b. McDowell Mountain Ranch Road – There shall be a maximum of one site driveway on the south side of McDowell Mountain Ranch Road, between Thompson Peak Parkway and 102nd Place. This driveway shall be right-in, right-out only and shall be located a minimum of 330 feet from the nearest street intersections.
4. MEDIAN RECONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on Thompson Peak Parkway, if approved in the Circulation and Access Plan by the City's Transportation Department to provide left-turn access into and/or out of the site, to the satisfaction of city staff; and shall relocate any existing landscaping that will be displaced, as determined by City staff.
5. AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by City staff, and construct right-turn deceleration lanes at the site entrances, if any, on Thompson Peak Parkway and on McDowell Mountain Ranch Road, and, if approved in the Circulation and Access Plan by the City's Transportation Department, on northeast-bound Thompson Peak Parkway at the intersection with McDowell Mountain Ranch Road in conformance with the Design Standards and Policies Manual.

6. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to City staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of all washes that exit the property.
 - b. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - c. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - d. Include a complete description of requirements relating to project phasing.

ADDITIONAL INFORMATION FOR CASE 20-UP-1994#2

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. buffered parkways,
 - d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - e. major stormwater management systems,
 - g. walls adjacent to NAOS tracts and corridors,
 - h. signage,
 - i. Master Environmental Design Concept Plans from case 5-MP-93.
2. NATIVE PLANT PRESERVATION. The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

**MCDOWELL MOUNTAIN RANCH AQUATIC CENTER
TRAFFIC IMPACT ANALYSIS SUMMARY
20-UP-1994 #2**

EXISTING CONDITIONS

The subject site is located on the southeast corner of Thompson Peak Parkway and McDowell Mountain Ranch Road (MMR Road). Thompson Peak Parkway is designated as a major arterial, which typically consists of three lanes in each direction. Currently the street has two lanes in each direction with an extra wide median to accommodate possible future expansion to three lanes in each direction if warranted by future traffic volumes. MMR Road is designated as minor arterial adjacent to the site. It also has two lanes in each direction with a raised median. Both of these four lane roadways have a design capacity of 35,000 vehicles per day.

Facilities: The site is currently occupied by Desert Canyon Middle and Elementary Schools and the City of Scottsdale's Arabian Library. There are three soccer and two baseball fields south of the middle school. The site under consideration is the undeveloped property to the west of these facilities along Thompson Peak Parkway.

Site Access: Site access is provided by Thompson Peak Parkway and MMR Road. Primary access to the site is currently provided from MMR Road via 102nd Street. Secondary access is also provided from MMR Road using 104th Street south to the school loop road, which connects 104th Street to 102nd Street around the school campus. Both of these intersections are currently unsignalized.

Traffic: Currently on Thompson Peak Parkway there are approximately 24,000 vehicles per day, and on MMR Road there are approximately 15,000 vehicles per day.

Level of Service: Level of service (abbreviated LOS) is a measure of how congested an intersection or section of roadway is under specific traffic conditions. The intersection of MMR Road and Thompson Peak Parkway experiences relatively low overall delay with the existing traffic volumes; however, for short periods of time certain traffic movements experience some significant delay. These movements are the westbound left-turn and the northbound right-turn at this intersection. This condition exists due to heavy volumes that are associated with the residential and school traffic that utilizes Thompson Park Parkway south of MMR Road to enter and leave the McDowell Mountain Ranch area.

The two unsignalized intersections of 102nd Street and 104th Street on MRR Road experience poor levels of service for the left-turn movements during the peak hours when school is in session due to the combination of high left-turn volumes exiting the site and through traffic on MMR Road.

PROPOSED DEVELOPMENT

A traffic impact study was prepared by Kimley-Horn and Associates, which examined the impacts from two proposed development scenarios. Development option "A" includes a proposed expansion of the Arabian Library with a minor expansion of the existing park facilities. Development option "B" also includes the expansion of the Arabian Library along with the development of a more intense community park.

OPTION A

The proposed development under Option A consists of an expansion of the existing Arabian library and a minor expansion of the existing park facilities that would include a small open recreation area and a playground area.

Facilities: The existing 8,400 square foot library would be expanded to an ultimate area of 25,000 square feet. The park improvements would consist of approximately two acres of improved area with grass areas for passive recreation, picnic tables, and some playground equipment.

Site Access: Access to the site would still be limited to the two intersections on MMR Road. The City of Scottsdale is planning to signalize the intersection of 102nd Street and MMR Road to provide improved access for the school traffic. The school driveway would be widened with the construction of the signal to provide an exclusive left-turn lane. Other traffic mitigation proposed would include modifications to the intersection of MMR Road and Thompson Peak Parkway. This would consist of adding a second northbound right-turn bay and extending the westbound dual left-turn bay.

Traffic: The estimated trip generation for the proposed development under Option A is shown in the table below. This library trip generation is based on data collected at the Mustang Library. The trip generation also utilized information contained in the Institute of Transportation Engineer's *Trip Generation*, which provides trip generation estimates based on studies of similar land uses from around the United States.

Trip Generation –Option A

Land Use	Daily Total	AM Peak Hour			Pre-Peak			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Arabian Library Expansion	648	18	8	26	33	37	70	25	31	56
MMR Park Expansion	30	3	3	6	3	3	6	33	3	6
Total	678	21	11	32	36	40	76	28	34	62

The a.m. peak hour represents the highest hourly volume expected during the 7 a.m. to 9 a.m. normal rush hour period. The p.m. peak hour is the highest hourly volume expected during the 4 p.m. to 6 p.m. normal rush hour period. The pre-peak hour is the expected traffic volume during the afternoon period that coincides with the adjacent schools dismissal times.

Level of Service: These street improvements associated with the development of Option A would not only prevent the project from increasing delay, but would improve conditions over what they are today. The two critical movements at the intersection of MMR Road and Thompson Peak Parkway, the northbound right-turn movement and the westbound left-turn movement, would be improved. Access at the intersection of MMR Road and 102nd Street would be significantly improved by allowing the northbound left-turns to be made from a separate turn lane with signal control.

OPTION B

The proposed development under Option B consists of the library expansion and the development of a community park with proposed amenities such as an aquatic center, a fitness center, a skate park, playground, and open recreation areas.

Facilities: The existing 8,400 square foot library would be expanded to an ultimate area of 25,000 square feet. The aquatic center would contain a 25-yard competitive area with a leisure pool component. The fitness center would be ancillary to the pool facility. The skate park, playground, and open recreation areas would be similar to those found in other public parks within the city.

Site Access: Additional access would be provided with the development of Option B. A right-in, right-out driveway would be constructed on MMR Road between Thompson Peak Parkway and 102nd Street. Also, an additional driveway would be constructed on Thompson Peak Parkway south of MMR Road that allows the right-in, right-out, and left-in turning movements. Southbound access onto Thompson Peak Parkway would be provided by either a full median opening or by constructing a loop drive under the existing bridge. Deceleration lanes would be constructed at both of these new driveways. The other mitigation measures outlined under Option A would also be constructed.

Traffic: The estimated trip generation for the proposed development under Option B is shown in the table below. This trip generation is also based on data collected at the Mustang Library and Cactus Park and contained in *Trip Generation*.

Trip Generation –Option B

Land Use	Daily Total	AM Peak Hour			Pre-Peak			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Arabian Library Expansion	648	18	8	26	33	37	70	25	31	56
MMR Park & Aquatic Center	2,740	45	32	77	182	155	333	287	245	532
Total	3,388	63	40	103	215	192	403	312	276	588

Level of Service: The additional site access combined with the mitigation measures would improve conditions over what they are today. The two critical movements at the intersection of MMR Road and Thompson Peak Parkway, the northbound right-turn movement and the westbound left-turn movement, would again be improved. Access at the intersection of MMR Road and 102nd Street would be significantly improved by allowing the northbound left-turns to be made from a separate turn lane with signal control. The traffic that would be generated by the Aquatic Center would have direct access to Thompson Peak Parkway via the new site driveway. The Aquatic Center and Park traffic could be separated from the adjacent school traffic by use of a vehicular gate.

COMPARATIVE LEVELS OF SERVICE

Level of Service/Average Control Delay (in seconds) Main Intersections

	Existing Conditions		Option A		Option B	
A.M. Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay
MMR & TPP	C	21.9	C	21.1	C	21.3
MMR & 102nd	F	120+	B	16.7	B	16.8
Pre-Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay
MMR & TPP	C	26.2	C	20.3	C	20.6
MRR & 102nd	F	120+	B	16.6	B	18.1
P.M. Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay
MMR & TPP	C	32.3	C	21.9	C	22.1
MRR & 102nd	F	120+	B	16.0	B	17.8

Level of Service/Average Control Delay (in seconds) Critical Movements

	Existing Conditions		Option A		Option B	
A.M. Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay
WB Lefts at TPP & MMR	B	17.5	B	17.5	B	17.5
NB Rights at TPP & MMR	A	8.2	A	5.8	A	5.8
NB Lefts at 102 nd & MMR	F	120+	C	24.3	C	27.6
Pre-Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay
WB Lefts at TPP & MMR	D	37.3	B	14.8	B	15.1
NB Rights at TPP & MMR	A	9.9	A	6.2	A	6.1
NB Lefts at 102 nd & MMR	F	120+	C	24.6	C	34.3
P.M. Peak Hour	LOS	Delay	LOS	Delay	LOS	Delay
WB Lefts at TPP & MMR	E	58.3	B	14.3	B	14.8
NB Rights at TPP & MMR	B	19.9	A	7.1	A	7.0
NB Lefts at 102 nd & MMR	F	120+	C	29.7	C	30.6

Additional Information:

In order to address future traffic conditions that may occur with the extension of Thompson Peak Parkway, the consultant performed capacity calculations for the intersection of McDowell Mountain Ranch Road and Thompson Peak Parkway assuming an additional 10,000 vehicles per day is added to the existing northbound and southbound through movements. The results of this analysis indicate that the existing geometry at the intersection has the capacity to accommodate these volumes.

Summary:

Development of the site under Option A, expansion of the Arabian Library and a minor expansion of the existing park facilities, would result in an estimated additional 678 daily trips. There would be an estimated additional 32 trips during the a.m. peak hour, 76 trips during the pre-peak hour (the afternoon period that coincides with the adjacent schools dismissal times) and 62 trips during the p.m. peak hour.

Development of the site under Option B, expansion of the Arabian Library and the development of a more intense community park (with proposed amenities such as an aquatic center, a fitness center, a skate park, playground, and open recreation areas), would result in an estimated additional 3,388 daily trips. There would be an estimated additional 103 trips during the a.m. peak hour, 403 trips during the pre-peak hour, and 588 trips during the p.m. peak hour.

Site access will be improved with the development of either scenario. The City of Scottsdale is planning to construct a traffic signal at the main entrance into the schools, 102nd Street and McDowell Mountain Ranch Road. Other improvements associated with both Option A and Option B are the following:

- The school driveway would be widened with the construction of the signal to provide an exclusive left-turn lane.
- A second northbound right-turn bay will be added to the intersection of MMR Road and Thompson Peak Parkway.
- The westbound dual left-turn bay will be extended at the intersection of MMR Road and Thompson Peak Parkway.

With the development of Option B additional site will be provided:

- A right-in, right-out driveway would be constructed on MMR Road between Thompson Peak Parkway and 102nd Street.
- An additional driveway would be constructed on Thompson Peak Parkway south of MMR Road that allows the right-in, right-out, and left-in turning movements. Southbound access onto Thompson Peak Parkway would be provided by either a full median opening or by constructing a loop drive under the existing bridge.

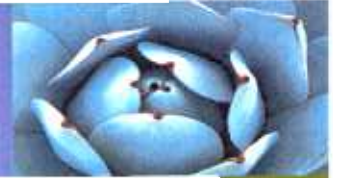
The roadway system in this area with the mitigation that is proposed will be able to handle the traffic generated by the project under either Option A or Option B with less delay than is experienced today, especially at the locations of highest congestion.

20-UP-1994#2
McDowell Mountain Ranch
Park & Aquatic Center

Attachment #8. Citizen Involvement

This attachment is on file at the
City of Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

SITE NOISE ANALYSIS



- At Cactus, the nearest home is 100 feet from the wall of the pool
- At Chaparral Pool, the nearest home is 60 feet from the chain link fence that surrounds the pool
- At MMR, the nearest resident will be 1100 feet from the pool.

Sample noise level readings from Cactus Pool:

- | | |
|---|---------|
| • Normal evening pool activities | 70 dB |
| • Water exercising / yelling | 72 dB |
| • Recreation level swim meet w/ Colorado timer | 75 dB |
| • Reduction in noise level for distance to homes | (41 dB) |
| • Reduction in noise level for landscape / barriers | (10 dB) |
| • Estimated maximum noise level at nearest home | 24 dB |

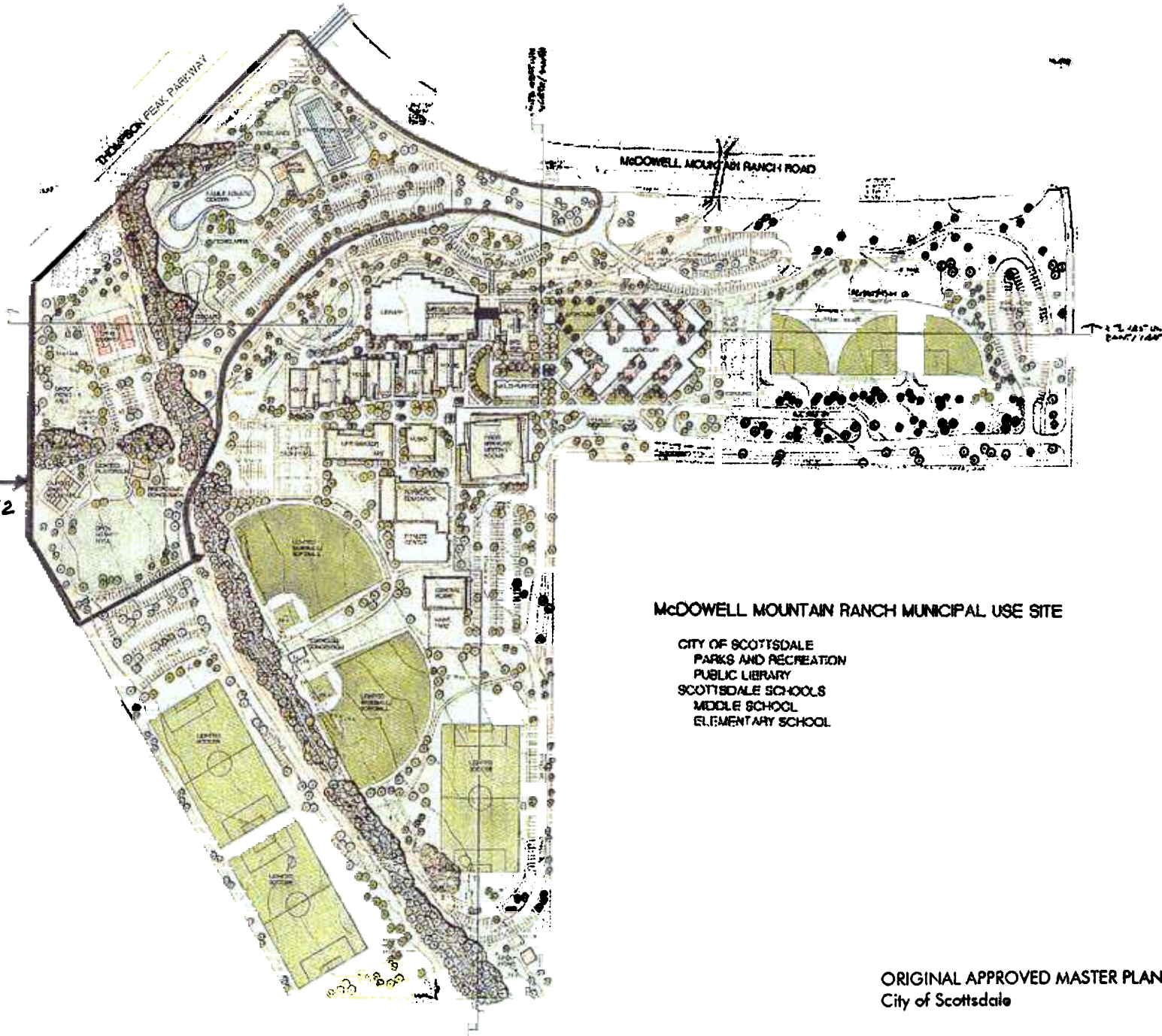
NOISE COMPARISON



Estimated maximum noise level at nearest home 24 dB

Power Mower (@ 25')	100 dB	
Heavy Diesel Truck (@ 50')	90 dB	
Alarm Clock (@ 2')	80 dB	
Freeway Traffic	70 dB	
Air Conditioning Cond. (@15')	60 dB	
Large Transformer (@100')	50 dB	
Bird calls	40 dB	
Quiet Resid. Neighborhood	30 dB	
Rustling Leaves	20 dB	
Just Audible	10 dB	
		24 dB Aquatic Center (@ 1100')

Subject
Site
20-UP-1994#2



MCDOWELL MOUNTAIN RANCH MUNICIPAL USE SITE

CITY OF SCOTTSDALE
PARKS AND RECREATION
PUBLIC LIBRARY
SCOTTSDALE SCHOOLS
MIDDLE SCHOOL
ELEMENTARY SCHOOL

ORIGINAL APPROVED MASTER PLAN
City of Scottsdale

ATTACHMENT #10

20-UP-1994#2
10-07-02



Conceptual Master Plan
Option A



City of Scottsdale

McDOWELL MOUNTAIN RANCH PARK/AQUATIC CENTER

Wade Gilmore Architects
Planner & Associates
Water Technology
Site Design Group



ATTACHMENT #11

20-UP-1994#2



Conceptual Master Plan
Option B



City of Scottsdale

McDOWELL MOUNTAIN RANCH PARK/AQUATIC CENTER

Walter Gilman Architects
Flann & Associates
Water Technology
Site Design Group



ATTACHMENT #12

20-UP-1994#2